087.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	936,000	/	936,000
USE VALUE:	936,000	/	936,000
ASSESSED:	936,000	/	936,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		SARATOGA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIDEOUT EDWARD J
Owner 2:	RIDEOUT BARBARA A
Owner 3:	
Street 1:	2 SARATOGA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LINDENAU LEE F/KIM M -
Owner 2:	-
Street 1:	2 SARATOGA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,464 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Aluminum Exterior and 2186 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9464.000	441,500	1,800	492,700	936,000
Total Card	0.217	441,500	1,800	492,700	936,000
Total Parcel	0.217	441,500	1,800	492,700	936,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.18 | /Parcel: 428.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 54933

GIS Ref

GIS Ref

Insp Date 11/17/18

Parcel ID 087.0-0001-0006.0

!7068!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,500	1800	9,464.	492,700	936,000	936,000	Year End Roll	12/18/2019
2019	101	FV	327,100	1900	9,464.	457,500	786,500	786,500	Year End Roll	1/3/2019
2018	101	FV	327,100	1900	9,464.	457,500	786,500	786,500	Year End Roll	12/20/2017
2017	101	FV	327,100	1900	9,464.	401,200	730,200	730,200	Year End Roll	1/3/2017
2016	101	FV	327,100	1900	9,464.	366,000	695,000	695,000	Year End	1/4/2016
2015	101	FV	314,400	1900	9,464.	323,800	640,100	640,100	Year End Roll	12/11/2014
2014	101	FV	314,400	1900	9,464.	306,200	622,500	622,500	Year End Roll	12/16/2013
2013	101	FV	314,400	1900	9,464.	291,400	607,700	607,700		12/13/2012

PRINT

Date	Time
12/10/20	21:44:51

LAST REV

Date	Time
10/03/19	18:01:49

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7068

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINDENAU LEE F/	42078-54		2/20/2004		541,000	No	No		
CARSWELL CRAIG	36094-249		8/9/2002		465,000	No	No		
PIAZZA LOUISE	27957-89		12/9/1997		263,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	556	Inter Fi	98,250	O				kitch&bath reno-si
1/26/2017	86	Redo Bat	19,500	O				
7/9/2004	616	Redo Kit	40,000	C		G6	GR FY06	GRANITE COUNTERS,
11/5/2002	933	Porch	14,000					ENCLOSE EXISTING S

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	Inspected	BS	Barbara S
10/23/2018	MEAS&NOTICE	CC	Chris C
5/2/2009	Inspected	372	PATRIOT
12/19/2008	Meas/Inspect	336	PATRIOT
3/31/2005	Permit Visit	BR	B Rossignol
6/5/2004	MLS	MM	Mary M
11/14/2002	MLS	MM	Mary M
4/4/2000	Measured	263	PATRIOT
7/28/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	54933
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9464		Sq. Ft.	Site		0	70.	0.74	12									492,746						492,700	

Total AC/HA: 0.21726 | Total SF/SM: 9464 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 492,746 | Spl Credit | Total: 492,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21756744
Const Adj.:	0.98990101
Adj $ / SQ:	150.659
Other Features:	99267
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462809
Depreciation:	21289
Depreciated Total:	441520

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB		

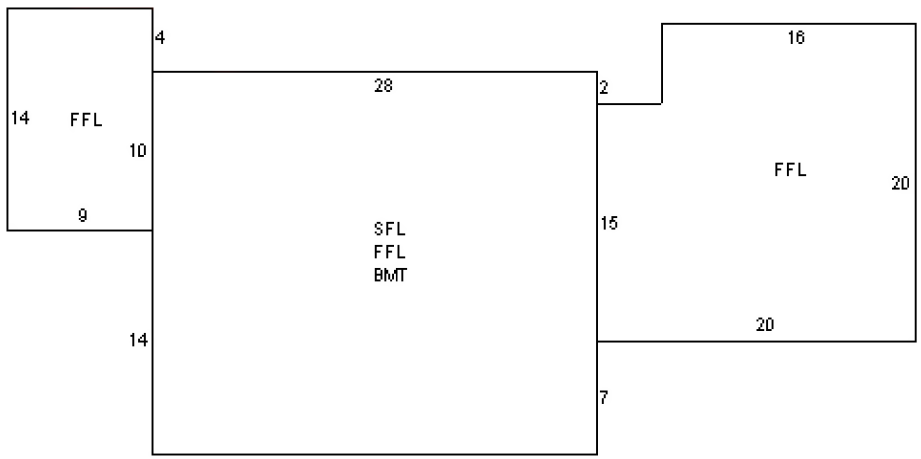
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.72
Special Features:	0	Val/Su Net:	175.06
Final Total:	441500	Val/Su SzAd	238.65

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,178	150.660	177,476
BMT	Basement	672	63.620	42,750
SFL	Second Floor	672	150.660	101,243
	Net Sketched Area:	2,522	Total:	321,469
Size Ad	1850	Gross Are	2522	FinArea 2186

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12X16	A	AV	2000	11.21	T	15.2	101			1,800			1,800

More:	N	Total Yard Items:	1,800	Total Special Featues:		Total:	1,800